



PROGRESS PLANNING

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Kingston Bridge House, Church Grove, Hampton Wick, KT1 4AG

*Play and Child Occupancy Statement*

Prepared by Progress Planning on behalf of:

Westcombe Group

March 2022

## **Introduction**

Westcombe Group has instructed Progress Planning to carry out a Play and Child Occupancy Statement for the proposed scheme at Kingston Bridge House, Church Grove, KT1 4AJ. This statement sets out the child occupancy and level of play space that should be provided for the scale of development proposed.

The proposed development comprises of façade and elevational improvements, infill extension at ground floor level, and change of use of the building to provide 70 new homes with associated landscaping, access, parking/refuse provision, and external alterations.

## **Relevant Policies**

The development will be subject to consideration against the following policies/guidance:

Policy S4 Play and informal recreation

B Development proposals for schemes that are likely to be used by children and young people should:

- 1) Increase opportunities for play and informal recreation and enable children and young people to be independently mobile.
- 2) For residential developments, incorporate good-quality, accessible play provision for all ages. At least 10 square metres of playspace should be provided per child that:
  - a) Provides a stimulating environment
  - b) Can be assessed safely from the street by children and young people independently
  - c) Forms an integral part of the surrounding neighbourhoods
  - d) Incorporates trees and/or other forms of greenery
  - e) Is overlooked to enable passive surveillance
  - f) Is not segregated by tenure
- 3) Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently
- 4) For large-scale public realm developments, incorporate incidental play space to make the space more playable
- 5) Not result in the net loss of play provision, unless it can be demonstrated that there is no ongoing or future demand. Where published, a borough's play and informal recreation strategy should be used to identify ongoing or future demand for play provision

Shaping neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance

## **Play and Child Occupancy Assessment**

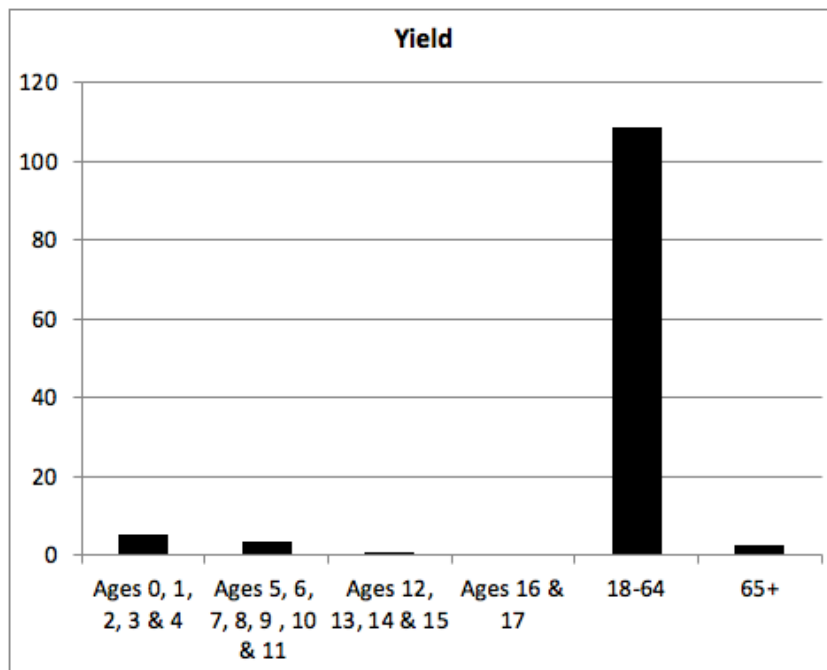
The proposal seeks to provide a total of 70 residential units, comprising 6 x studios, 42 x 1 bedroom units, 15 x 2 bedroom units; and 7 x 3 bedroom units.

In terms of tenure, the entire development will be private market units. For the reasons set out in the accompanying Financial Viability Assessment by DJC, the development is not sufficiently viable to provide any affordable housing contribution.

As part of this playspace assessment, the GLA's Population Yield Calculator has been used to determine the likely number of occupants that would inhabit in the

development. The table below shows that the vast majority of the development would be occupied by those aged 18-64.

**Estimated yield from a development of 70 units  
Located in London with a PTAL of 3-4**



The population yield calculator requires the development to be separated into social rented units or market/intermediate units. The PTAL rating of the site can also influence the population yield of the development. The application site is located in PTAL 4 which has been inputted into the spreadsheet on the following page.

The Yield from Development table shows that the proposal would have approximately 5 children aged up to 5 years of age and approximately 5 children aged between 5 and 18.

Of the likely 121 total occupants of the development, approximately 111 would be aged 18 or above which is the vast majority. Please refer to the tables on the following page (specifically the Yield from Development table) for exact details.

## GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	49	14	7	0
Social Units	0	0	0	0

Total Units	70
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Geographic Aggregation	London
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PTAL	PTAL 3-4
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### Notes

Sample size of 39 sites

Shaded cells require user input

Select both geography and PTAL

For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

### Yield from Development

(persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	5.2	0.0	5.2
Ages 5, 6, 7, 8, 9, 10 & 11	3.5	0.0	3.5
Ages 12, 13, 14 & 15	0.9	0.0	0.9
Ages 16 & 17	0.5	0.0	0.5
18-64	108.6	0.0	108.6
65+	2.6	0.0	2.6
<b>Total Yield</b>	<b>121.3</b>	<b>0.0</b>	<b>121.3</b>

### Play Space Calculator

Total Children	10.1
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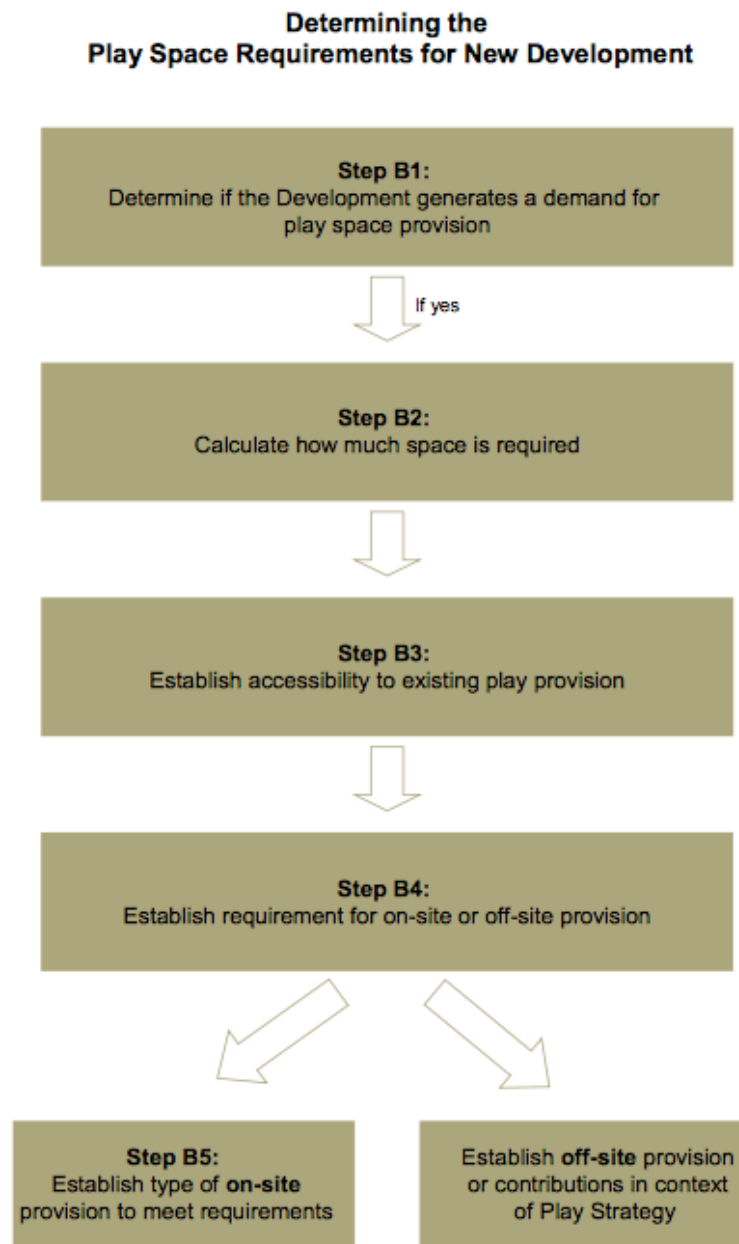
	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	101.2

As mentioned in the previous page of this report, the development would have a very small proportion of its occupants under the age of 18. There is expected to be a total of 10 persons aged under 18 within the development. The GLA would usually expect playspace provision of 10 sqm per child which would equate to a total level of 101.2 sqm for this development.

The Mayor's Play and Informal Recreation SPG sets out how to determine play space requirements for new developments. Figure 4.2 (below) sets out the process by which this carried out.

Step B1 is to determine if the Development generates a demand for play space provision. Given the residential nature of the proposed development, it is accepted this proposal would. Step B2 requires the calculation of how much space is required to be undertaken as carried out earlier in this statement which found that the benchmark was 10.2 sqm.

Figure 4.2 Assessing the needs arising from new development



Step B3 as set out above explains that the next step is to establish accessibility to existing play provision. This should then establish the requirement for on site or off site provision (Steps B4 and B5).

In terms of accessibility to existing play provision, the site is highly accessible to existing play and recreation facilities being located opposite Bushy Park, Home Park and the associated play and sports facilities on offer for future occupiers.

There are a children's playground, tennis courts, and skatepark within 50m of the site immediately opposite on Church Grove. The site could not be any more accessible to existing play provision, as such, in this particular case, the development should not be required or tied to providing any specific level of play space within the site itself. Nevertheless, playspace to the front along Church Grove has been provided in the form of a human scale multi use chess/checkers board (Giant Chequer Set – see photograph below). This will encourage interaction between participants, including

between residents and family members. In addition, through the use of inanimate pieces, such as rope and mini ladders, the chequered board has the potential to be really fun for all age levels. These associated play pieces or equipment will be provided by the developer to the management company who will be expected to store these in the cycle store, adjacent to the Giant Chequer Board.

The creative and innovative approach to children's play space is considered to provide an appropriate level of play for future residents, particularly given the proximity of the site to existing facilities.



*Example of Giant Chequer Board*